

## **Middletown Zoning Board Minutes**

**November 26, 2013**

**Administrative: Roll Call: Chairman, Peter Van Steeden, Vice Chairman, Thomas Silveira, Secretary, Stephen MacGillivray, Jim Miller; Nicholas Pasyonos (1st Alternate), Olin Gambrell (2nd Alternate); Bob Novick (3rd Alternate). Charles Vaillancourt not in attendance.**

**Approval of Minutes from previous meeting. Thomas Silveira moves for approval and Nicholas Pasyonos seconds. Minutes are thereafter approved by a vote of 5-0.**

**Meeting dates – December 23, 2013 no meeting.**

### **Continuances/Withdrawals:**

**Petition of: CVDD II, LLC- 235 Promenade Street- Providence, RI (owner) - for a Special Use Permit from Sections 1106- to allow for a self storage facility located in Zone 1 of the Watershed Protection District. Said real estate located at 1747 West Main Rd and further identified as Lot 8 on Tax Assessor's Plat 111. Applicant is before the Planning Board and Conservation Commission which could not hear the matter at the last meeting due to lack of petitioner submittals. Continued to January 2014.**

**Petition of: Gerard M Downing- 1490 Wapping Rd- Middletown, RI (owner) Peter Downing- 1490 Wapping Rd- Middletown, RI (applicant)- for a Special Use Permit from Section 803A- to allow the expansion of a two family non-conforming use. Said real estate located at 1490 Wapping Rd and further identified as Lot 102 on Tax Assessor's Plat 125. Petitioner moves to withdrawn petition without prejudice. Thomas Silveira moves to grant motion, Nicholas Pasyonos seconds and the motion is thereafter granted by a vote of 5-0.**

### **Summary Hearings:**

**Petition of: Walter D & April C Costa- 104 Ellery Ave- Middletown, RI (owners)- for a Variance from Section 603, 701&803G – to construct a second floor deck and stairs with a right side yard setback of 11' where 15' is required. Said real estate located at 104 Ellery Ave and further identified as Lot 190 on Tax Assessor's Plat 115 SE. Vote: Thomas Silveira moves to approve petition and Nicholas Pasyonos seconds. The petition is granted by a vote of 5-0.**

### **Full Hearings:**

**Petition of: Gerard M Downing- 1490 Wapping Rd- Middletown, RI (owner) Peter Downing- 1490 Wapping Rd- Middletown, RI (applicant)- for a Variance from Sections 603, 701&803G - construct an 8' x 36' covered front porch with a front yard setback of 37' where 40' is required. Said real estate located at 1490 Wapping Rd and further identified as Lot 102 on Tax Assessor's Plat 125. Peter W. Downing testifies as an applicant. He represents on the record that the pool**

house is not a separate dwelling and will not become a separate dwelling. Jack Crimmons, of Riverview Avenue, is concerned that pool house will become a dwelling unit. Jim Miller moves for approval of the petition and Thomas Silveira seconds. The petition is granted by a vote of 5-0.

Petition of: Gerard M Downing- 1490 Wapping Rd- Middletown, RI (owner) Peter Downing- 1490 Wapping Rd- Middletown, RI (applicant)- for a Special Use Permit from Article 16- to allow an accessory family dwelling unit. Said real estate located at 1490 Wapping Rd and further identified as Lot 102 on Tax Assessor's Plat 125. Thomas Silveira moves for approval of the petition and Jim Miller seconds. The petition is granted by a vote of 5-0.

Petition of: Bank Newport- 184 John Clarke Road- Middletown, RI (owner)- Graphic Impact Signs, Inc.- 575 Dalton Ave- Pittsfield, MA (applicant)- for a Special Use Permit from Section 1212 - to allow an additional freestanding monument sign at the John Clarke Road entrance. Said real estate located at 184 John Clarke Rd and further identified as Lot 39 on Tax Assessor's Plat 115.

Witness: John Renzi, from Graphic Impact Signs presents case. Petition is amended so that the sign requested will read "Main Entrance" substituted for "Administration and Operation." Stephen MacGillivray moves for approval of the petition and Nicholas Pasyonos seconds. The petition is granted by a vote of 5-0.

**Petition of: Bruce S. Aldrich- 79 Wolcott Ave- Middletown, RI (owner)- David E. Michael- 855 Aquidneck Ave- Middletown, RI (applicant)- for a Variance from Section 603, 701 & 803G – to demolish existing detached garage and construct a 22' X 24' two story garage addition at the rear and a 24' x 24' second floor over the existing house with a front yard setback of 11'-4" where 25' is required, left side yard setback of 11'-8" and right side yard setback of 11'-1" where 15' is required and a rear yard setback of 11'-11" where 30' is required, resulting in lot coverage of 32% where 25% is allowed. Said real estate located at 79 Wolcott Ave and further identified as Lot 10A on Tax Assessor's Plat 115SE.**

**Witness: Bruce Aldrich, who has lived at the location for 14 years, testifies regarding his reason for seeking a variance. Thomas Silveira moves for approval of the petition and Nicholas Pasyonos seconds. The petition is granted by a vote of 5-0.**

**Adjourned 7:50 pm.**